

Key: 4869

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.152

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------------|--|-----------------|--|--|--|
| FERRI JOHN 300 THATCHER ST REALTY TRUST 300 THATCHER ST E BRIDGEWATER, MA 02333 | | | | 128-6-0 | | | | 300 THATCHER ST | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| FERRI JOHN | | | | 01/27/1992 | A | 1 10719-269 | | | | | |
| FERRI JOHN | | | | 01/26/1992 | J | 60,000 10719-257 | | | | | |
| CARIGNAN THOMAS R & FERRI | | | | 11/20/1985 | QS | 6432-250 | | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|--------|---------------|--------------|--------|------------|-----|--------|-----|
| 3310 | 100 | AUTO SUPPLIES | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| | | 51 | FIELD REVIEW | | 05/16/2018 | RJM | 100 | 100 |
| | | 6 | CYCL GROWTH | | 07/29/2013 | DF | 100 | 100 |

LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|-------|-------|----------|------|-------|------|----|------------|-----------|
| 103 | S | 19,600 | C1 | 1.00 | 100 | 171,190 | 1.87 | 100 | 1.00 | C1 | 0.85 | 144,400 |

| | | | | | | | |
|-------|------------|--------|----------|---------|----------|---------|----------|
| TOTAL | 19,602 SF | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Ngh | C1 | NOTE | LAND | 144,400 | 139,500 | | |
| Infl1 | FACTOR 100 | | BUILDING | 348,000 | 322,700 | | |
| Infl2 | PHY 100 | | DETACHED | 3,300 | 3,200 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 495,700 | 465,400 | | |

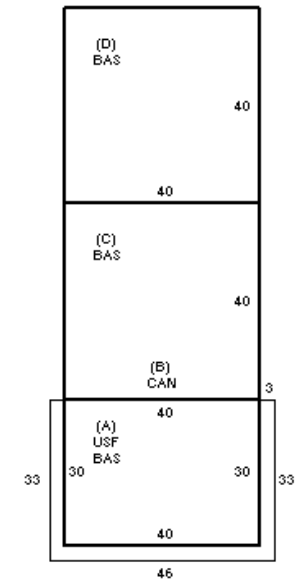
DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|----|-------|-----------|-------|
| C06 | A | 1.00 | 70 0.30 | | 600 | 18.40 | 3,300 |



| BUILDING | CD | ADJ | DESC | MEASURE | 5/16/2018 | RJM |
|----------|----|------|----------------------|---------|-----------|-----|
| MODEL | 5 | | CIM-5 | LIST | 5/16/2018 | RJM |
| STYLE | 52 | 0.74 | SERVICE GARAGE [29%] | REVIEW | 6/1/2018 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 2 | 1.00 | MASONRY [100%] | | | |

| BLDG COMMENTS | ALL FOREIGN AUTO SALVAGE |
|---------------|--------------------------|
|---------------|--------------------------|



BUILDING

| YEAR BLT | 1989 | SIZE ADJ | 1.000 |
|-------------|-------|------------|-------|
| NET AREA | 5,600 | DETAIL ADJ | 0.624 |
| \$NLA(RCN) | \$83 | OVERALL | 1.000 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 2 | 1.00 | |
| % HEATED | 100 | 1.00 | |
| % AIR COND | 43 | 1.01 | |
| % SPRINKLER | 0 | 1.00 | |

| ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|--------------|----|-------------|------|---|-----|---|-------------|-------|------|-----------|---------|
| FOUNDATION | 2 | SLAB | 1.00 | A | BAS | L | BASE AREA | 1,200 | 1989 | 81.80 | 98,154 |
| EXT. COVER | 15 | CC - BLOCK | 0.98 | A | USF | L | UP-STRY FIN | 1,200 | 1989 | 81.80 | 98,154 |
| ROOF SHAPE | 4 | FLAT/SHED | 0.98 | B | CAN | N | CANOPY | 318 | | 18.90 | 6,010 |
| ROOF COVER | 11 | MEMBRANE | 1.02 | C | BAS | L | BASE AREA | 1,600 | 1989 | 81.80 | 130,872 |
| FLOOR COVER | 9 | CONCRETE | 0.95 | D | BAS | L | BASE AREA | 1,600 | 1989 | 81.80 | 130,872 |
| INT. FINISH | 6 | MINIMUM | 0.95 | | | | | | | | |
| HEATING/COOL | 15 | SUSPENDED | 0.95 | | | | | | | | |
| FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | |
| ARPUD | 0 | | 1.00 | | | | | | | | |
| AFFORDABLE | 0 | | 1.00 | | | | | | | | |

| TOTAL RCN | 464,062 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| CDN/APP | A |
| EFF.YR/AGE | 1992 / 29 |
| COND | 25 25 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 25 % GD 75 |
| RCNLD | \$348,000 |